

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/1 Irving Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000 & \$2,250,000

### Median sale price

Median price \$1,060,000 Property Type Unit Suburb Toorak

Period - From 01/07/2023 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	303/392a Toorak Rd TOORAK 3142	\$2,100,000	11/07/2024
2	3/550 Toorak Rd TOORAK 3142	\$2,310,000	08/05/2024
3	3/548 Toorak Rd TOORAK 3142	\$2,310,000	06/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**Property Type:** Apartment  
**Land Size:** 237 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,050,000 - \$2,250,000  
**Median Unit Price**  
Year ending June 2024: \$1,060,000

## Comparable Properties



303/392a Toorak Rd TOORAK 3142 (REI)

**Agent Comments**

2 2 2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 11/07/2024  
**Property Type:** Unit



3/550 Toorak Rd TOORAK 3142 (REI)

**Agent Comments**

2 2 2

**Price:** \$2,310,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** Apartment

3/548 Toorak Rd TOORAK 3142 (VG)

**Agent Comments**

2 - -

**Price:** \$2,310,000  
**Method:** Sale  
**Date:** 06/05/2024  
**Property Type:** Strata Unit/Flat

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